

Bulletin: ALR Properties – Farm Retail Sales

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This information is summarized for convenience. Please refer to the applicable ALC Policy and/or City of Kelowna bylaws for the complete regulation.

Properties must satisfy all applicable Bylaws, Regulations and Policies of the ALC and City of Kelowna and conform to the B.C. Building Code.

Purpose

To provide guidance on the conditions that must be met to sell farm products on **Agricultural Land Reserve (ALR)** properties under Section 11(3) of the ALR Use Regulation.

Can I have a retail store on my farm?

Yes, generally farm retail sales are permitted if at least 50% or more of the retail sales area (i.e. farm stand area) is solely dedicated to the farm products that originate or are produced on the farm that the sales are taking place.

Farm retail sales are intended to support the primary farming activity as an ancillary use on an established farm operation. Prior to the City contemplating farm retail sales structures, the farming operation must be established and be producing/harvesting the farm product(s) on a continued seasonal basis.

What size of a farm retail store can I have?

Selling 100% of the farm's products

If 100% of the products sold originate or are produced on the farm that the sales are taking place, the size of the farm retail sales area must be commensurate with the amount of farm products produced on the farm.

The size of a farm retail store is permitted up to a maximum of 5% site coverage ([ALC – Policy L-24](#)), and no more than 1,000 m² of fill (including parking and access) is permitted for a farm structure.

Selling products not produced on the farm

If any products sold do not originate or are not produced on the farm with at least 50% of your farm product (e.g. farm products from another farm or non-farm products) the maximum farm retail sales area, both indoor and outdoor, **may not exceed 300 m²**. In this case, at least half of the retail sales area (150 m² or more) must be solely dedicated to the farm products that originate or are produced on the farm that the sales are taking place.

To construct a 300 m² farm retail store, the farm operation must produce enough farm products that clearly demonstrates that 150 m² or more of the retail sales area can be stocked with these products for the duration that the farm retail sales is open. The remaining 150 m² or less retail sales area can include, but is not limited to, the cashier area, public washrooms and a variety of off-farm or non-farm products.

Development Planning

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Can I have food service at the farm retail store?

Café, bistros, and restaurants are not permitted in or in association with farm retail sales. Food trucks may be permitted for up to 10 events a year (See ALC - [Policy L-22](#)) but are not permitted full-time. Over the counter sales of pre-prepared food products (e.g. ice cream, coffee) for immediate consumption may be permitted in a farm retail store and are required to be assessed on a case-by-case basis by the City. These uses would be part of the non-farm product area and can make up no more than half of the total retail sales area. The retail area is required to be included within the 300 m² that is permitted for farm retail sales and is not an additional permitted area.

Do I need a Permit for a retail farm store?

Any permanent or temporary structure that exceeds 10 m² in building area requires a building permit issued through the City of Kelowna Building Department. Additionally, a Farm Protection Development Permit may be required to ensure the proposal meets the provision of the City of Kelowna Zoning Bylaw No. 12375 and ALR Use Regulation.

Do I need a Business Licence for a retail farm store?

Operating farm retail sales requires a valid licence that has been issued under the City of Kelowna Business Licence & Regulation Bylaw No. 12585.

Soil or fill for farm retail sale construction

To construct a building for farm retail sales and its ancillary services (e.g. parking, access driveway, landscaping) a maximum of 1000 m² of soil or fill is permitted to be removed or placed. This includes gravel for a parking lot and driveway access, and structural material for the farm retail sales building. A soil permit from the City may also be needed ([See ALC – IB 07](#)).

What Information may be Requested by the City?

To operate farm retail sales, staff assess:

- The established farm operation (the current volume of products being harvested from the farm and how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis).
- How the proposed size of the farm retail sales area/building is commensurate with the quantity of farm products harvested from the farm/property.

The following information or documentation may be requested to help city staff determine if the operation meets the provisions for farm retail sales:

Source of the farm products to be sold:

1. Provide an overview of the farm products produced on the property that the sales will be taking place;

- a. Provide a list of the farm products that are produced on the property;
 - b. Provide the area (m²) in production for each of the above noted farm product(s);
 - c. Provide justification on how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis;
 - d. Provide a sketch of the property detailing the areas currently harvesting farm product(s) (can provide this information as part of the site plan); and
 - e. Provide photographs where helpful.
2. Are the farm products proposed to be sold sourced from multiple properties that are part of the farm operation? If yes,
 - a. Provide an address list of properties that are part of the farm operation. For each property:
 - i. List of the farm products that are currently harvested from that property;
 - ii. Provide the area (m²) in production for each of the above noted farm product(s);
 - iii. Provide justification on how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis;
 - iv. Provide a sketch of the property detailing the areas currently harvesting farm product(s); and
 - v. Provide photographs where helpful.
3. Provide an overview of the products that are not grown or sourced from the farm operation (non-farm products).

Size of the farm retail sales area and infrastructure (e.g. parking lot, cashier area, etc.):

4. Provide a site plan and explanation of the farm retail sales area (e.g. location, delineated size, permanent infrastructure included).
5. If the proposal requires the placement of fill, soil or associated infrastructure (i.e. driveway, parking, etc.) ensure [Bulletin 07 – Soil and Fill Use in the ALR](#) is followed.

Where do I find more Information?

After reviewing the bulletin and ALC policies and bulletins, should you still have questions about your project reach out to City of Kelowna staff and then the ALC as needed.

City of Kelowna

- Contact planninginfo@kelowna.ca with questions about City processes around farm retail sales.
- Contact dinfo@kelowna.ca with questions about requirements for a building permit .
- Contact businesslicences@kelowna.ca with questions about requirements for a business licence.

Provincial Agricultural Land Commission

- Contact ALC Okanagan Land Use Planners (ALC.Okanagan@gov.bc.ca) with questions about farm retail sales
- Contact the ALC Notice of Intent Team (ALC.Soil@gov.bc.ca) with questions about soil and fill uses in association with farm retail sales
- ALC Policy L-02 – [Farm Retail Sales in the ALR](#)
- ALC Information Bulletin 07 – [Soil and Fill Use in the ALR](#)
- ALC Policy L-24 – [Development of Farm Structures For Farm-Related Commercial and Farm-Related Industrial Uses in the ALR](#)
- ALC Policy L-22 – [Gathering for an Event in the Agricultural Land Reserve](#)